



201 Houston Street

BATAVIA, IL 60510

1,338+/- SF OFFICE FOR LEASE

Your Vision. Our Dedication. Your Partner.

MURRAY COMMERCIAL

2035 Foxfield Road, Suite 203
St. Charles, IL 60174
630.513.0173 | murraycommercial.com

THIJS DENNISON

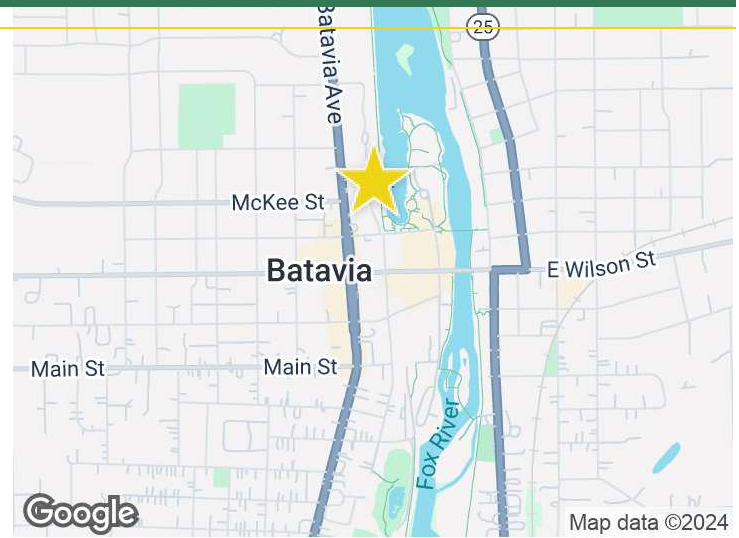
Broker
630.251.2144
thijs@murraycommercial.com

201 Houston Street

BATAVIA, IL 60510

OFFICE SPACE FOR LEASE

201 HOUSTON



LEASE RATE

\$18.50 SF/YR

OFFERING SUMMARY

Available SF:	1,338 SF
Lease Type:	Gross
Lot Size:	0.57 Acres
Year Built:	1991
Building Size:	12,887 SF
Market:	Chicago
Submarket:	Western East/West Corridor

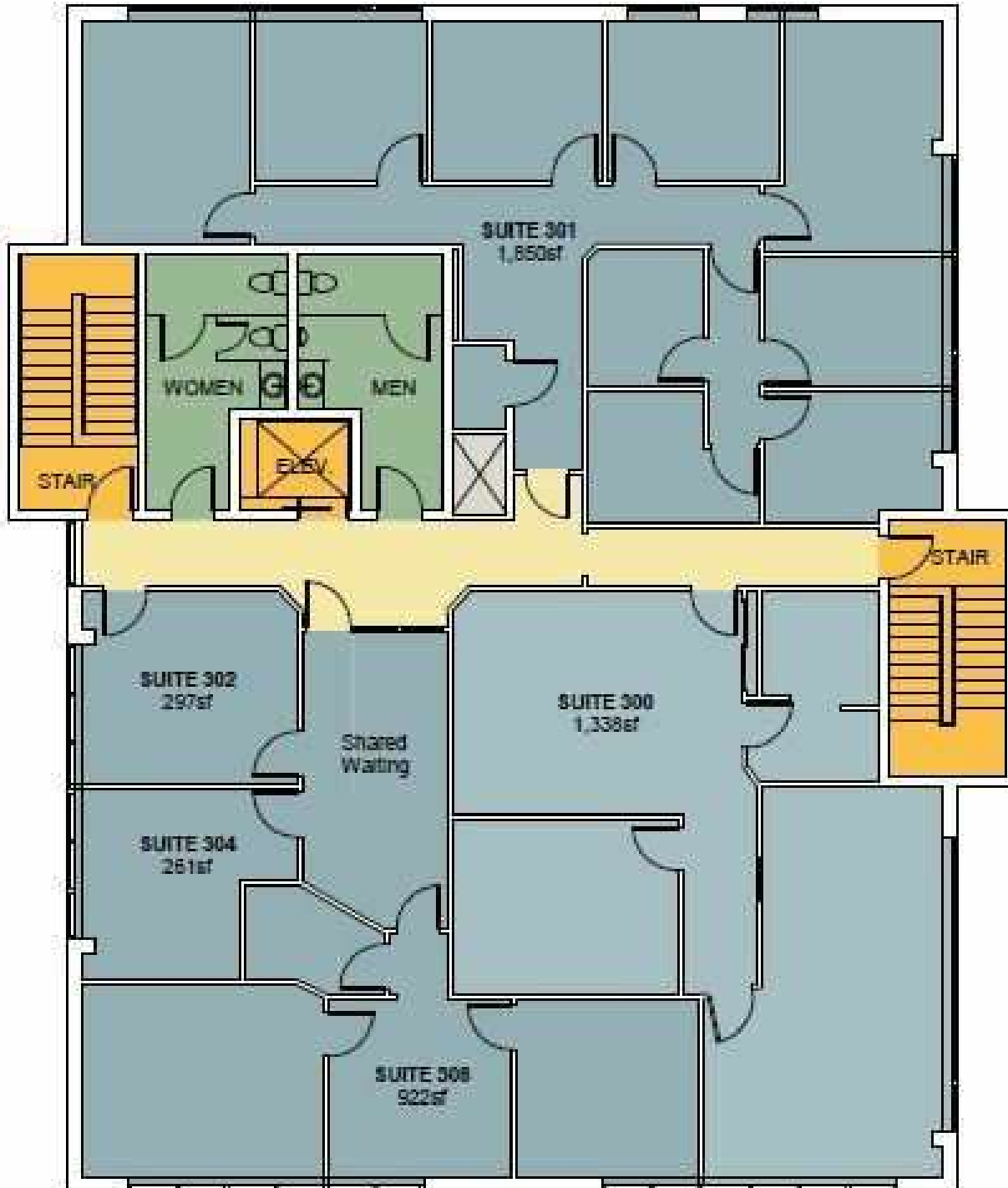
PROPERTY OVERVIEW

Introducing 201 Houston Street, a premier commercial property offering an exceptional opportunity for your business. Located in a sought-after elevator building, this space boasts stunning river views and ample parking. Situated within walking distance of scenic bike and walking paths along the Fox River, this location provides a serene and inspiring work environment. With the added convenience of being just one block from the Batavia Public Library, this property offers a perfect blend of accessibility and tranquility. Don't miss the chance to make this prime location the new home for your business.

PROPERTY HIGHLIGHTS

- River Views
- Elevator Building
- Ample Parking
- Walking Distance to Bike & Walking Paths along Fox River
- One Block from Batavia Public Library

3RD FLOOR FOOTPRINT



SUITE 300 PHOTOS



Private Office



Open Area



Support Staff Area

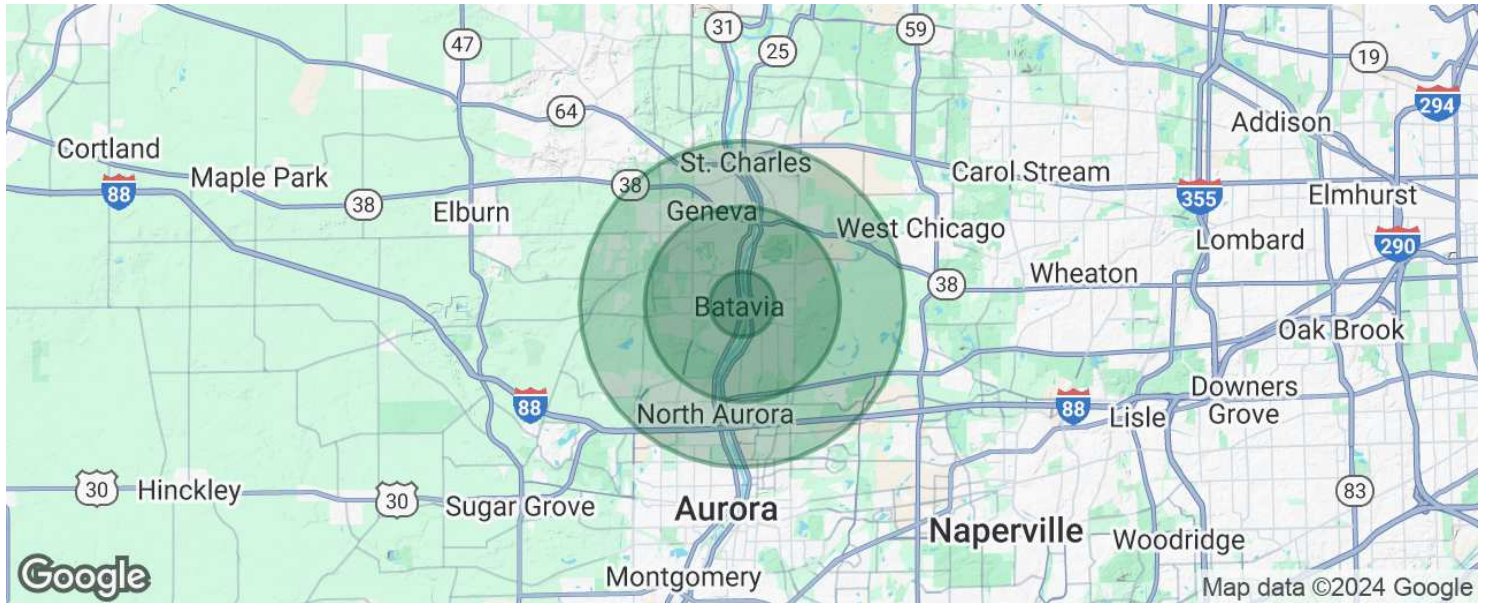


Support Staff Area

RETAILER / LOCATION MAP



DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,986	57,259	137,705
Median age	40.8	39.7	37.8
Median age (Male)	40.6	39.6	37.1
Median age (Female)	41.4	40.2	38.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,599	20,761	49,805
# of persons per HH	2.5	2.8	2.8
Average HH income	\$90,337	\$104,779	\$96,293
Average house value	\$299,395	\$343,693	\$327,876

* Demographic data derived from 2020 ACS - US Census

OFFICE SPACE FOR LEASE

CONFIDENTIALITY & DISCLAIMER

The material contained herein is furnished solely to consider the purchase of the subject Property and is not to be used for any other purpose. This information should not be photocopied or disclosed to any third party without the written consent of Murray Commercial or the Property Owner ("Owner"), or used for any purpose other than to evaluate the possible purchase of the Property.

Murray Commercial is the only party authorized to represent the Owner regarding the sale of the Property, and no other person is authorized by Owner to provide any information or to make any representations other than contained herein. If the person receiving these materials does not choose to pursue a purchase of the Property, this material must be returned to Murray Commercial.

Neither Murray Commercial nor Owner make any representations or warranties, express or implied, as to the accuracy or completeness of this material, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. The information contained herein may include certain statements and estimates by Murray Commercial with respect to the projected future performance of the Property. These projections may or may not be proven to be accurate and there can be no guarantee that such estimates will be achieved. Further, Murray Commercial and Owner disclaim all liability for representations or warranties, expressed or implied, contained in or omitted from this material, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to the recipient in any final, fully-executed, and delivered Real Estate Purchase Agreement between the recipient and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or Murray Commercial, or any of their officers, employees, representatives, independent contractors, or affiliates, for the accuracy or completeness thereof. Recipients of this material are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This material is a solicitation of interest only and is not an offer to sell the Property. Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this material or making an offer to purchase the Property unless and until Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release Owner and Murray Commercial from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully-executed Real Estate Purchase Agreement shall bind the Property and each prospective purchaser proceeds at its own risk.

AGENCY DISCLOSURE



AGENCY DISCLOSURE

Thank you for allowing Murray Commercial the opportunity to share this information and/or show you the above-referenced property. This activity does not result in the Broker/Sales Associate acting as your agent. The Broker/Sales Associate is acting as the Designated Agent for the Owner. As a result, the Broker/Sales Associate will NOT act as a Dual Agent and will NOT be acting as an agent on your behalf.

The information contained herein was obtained from sources believed to be reliable; however, Murray Commercial makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale, lease, or withdrawal without notice.

EXCLUSIVE BROKER



THIJS DENNISON

Broker

thijs@murraycommercial.com
Direct: 630.513.0173 | Cell: 630.251.2144

PROFESSIONAL BACKGROUND

Amy joined the firm in 2006 and continues to provide dedicated services within the accounting and lease management departments. Having a background in both the profit and non-for-profit industry she understands the importance of short and long term cash flows. Amy has excellent organizational and analytical skills which is critical for timely responses to ownership, investors, creditors and tenants. Amy's proficiency with AppFolio software allows her to provide quick and accurate financial reporting. Her strength in building and maintaining relationships is very beneficial when dealing with tenants, ownerships and investors. Amy's brokerage experience and her financial and lease management skills has allowed her to add another level of depth to the firm in dealing with Commercial Real Estate transactions. Amy and her husband live in Geneva. She is active in the St. Charles Alliance and Northern Kane County Women in Business organizations.

EDUCATION

Purdue University- BA in Financial Counseling and Planning
North Central College- BA in Secondary Ed. Mathematics
American College of Education- Masters in Instructional Design